

Valley Center Design Review Board

Approved Minutes: Jul. 12th, 2011

DRB Members present: Robertson, Montgomery, Moore, Herr, Splane
Visitors- Bret Black, VC Resident and landscape designer

4PM Lael Montgomery opened the meeting.
Bret Black and the board introduced themselves.

There were no speakers for Public Forum.

Scheduled Projects:

1. Waiver of Site Plan Review:

DPLU project # Certificate of Compliance Lot Merger #3720-11-0031

28730 (Krueger Realty) and 28746 (Portino's) Valley Center Road
APNS 185-141-26 & -05

Gary Wynn (Engineer) and Will Rogers (landscape architect) presented a plot plan for June Knab's properties on Valley Center Rd. (home to Portinos and Krueger Realty). The applicant is requesting a Site Plan Review Waiver as the final step in a series of actions to resolve code violations on these properties. The site is already built to its capacity, the buildings are leased. Gary explained the two properties were found to include undocumented structures, or improvements, and that the high water usage of the restaurant and beauty shop tenants caused the county to increase the required size of the septic field, requiring the merging of the two lots. The property falls two parking spaces short of required. Gary presented before and after plans and discussed the DPW's rejection of any landscaping or improvements to the right of way in front of the properties. Wynn and Rogers said that DPW also rejected the possibility of an encroachment permit.

Will Rogers presented the latest landscape design. Moore suggested that the Chinese evergreens would require more root space than available. Moore and Rogers decided to change the trees to Lagerstroemias.

The DRB decided unanimously to grant the waiver pending the changes to the landscape plans which Gary Wynn will hand deliver to Lael Montgomery.

2. Preview Konyn Dairy Concept Plan Bill Lewis (Architect) – presented the ideation, studies and conceptual plans for the 70-acre dairy area of the South Village. The presentation was complete with an outline of the likes and dislikes regarding the design elements of the project. (These were based upon the design guidelines.) He also shared some background on the family and the design criteria (including economics, community and landscaping).

Bill's presentation of his traffic studies led to his suggestion for a continuation of Woods Valley Rd. west across Valley Center Rd and then curving northward to add another

north-south corridor. According to his research, traffic speeds would be slowed considerably from 50+MPH to about 35MPH by including 3 roundabouts to the road plans. Two along Valley Center Rd (just south of the dairy) and another along the new section of Woods Valley. Two of the roundabouts would have their islands planted, while the most northward would include a water feature in its center.

Water played another role through its use as a lake covering the N.E. quadrant of the property. A shallow lake (4-5' deep) would abut Valley Center Rd. at its east side, while the west end of the lake would include several peninsulas where a gated neighborhood of 76 single-family homes would be built. The shore to the north end of the lake would include flood basins with homes on the lake at a density of 3.4 dus:acre (down from the GP density of 4.3 dus:acre). To the south the lake shore would include a town square surrounded by approximately 191,000 SF of commercial and office area: a market, drug store, retail shops, offices and lake-side dining

Lewis stressed the importance of abundant landscaping throughout the area and especially of planted earthen berms lining the roads and parking areas to create a "green image", reduce traffic noise, screen traffic from public and private outdoor spaces and buildings.

. Lewis showed an elevation of the market, approximately 38K SF, as an example of the architectural concept he is recommending. Commercial and residential buildings, he believes, should be uniform, and contemporary interpretations of traditional Spanish Colonial and neo-Colonial architecture: heavy-trowel white plaster and red rough-tile roofs. The architect's plan would be to vary the architectural designs but tie them together through the use of common materials and colors.

The presentation was concluded with the decision on the part of the Design Review Board members to provide written feed-back on the concept plan. DRB members will send their individual comments to the secretary by about the end of the week. Comments will be incorporated into the meeting Minutes. (Please see below.)

Moore moved to approve the minutes (with changes) from the last meeting. The minutes unanimously approved.

Montgomery moved to adjourn the meeting Robertson seconds and Montgomery officially adjourns the meeting at 6:20 PM.

DRB Member Comments

Bill Lewis' CONCEPT PLAN for the Konyn Dairy property

Presented to the VC DRB on July 12, 2011

Lael Montgomery

Background

Architect Bill Lewis and real estate consultant Dan Thornton are working with the Konyn family to develop a Vision and a conceptual master plan for the development of the former Konyn dairy property on Valley Center Road at Mirar de Valle. The ___ acre property is the largest property of several in the heart of Valley Center's South Village that are planned for Village Mixed Use, Village Commercial and Village Residential development - in accord with the County's General Plan Update and the updated Valley Center Community Plan. The County requires Master Planning of all properties with the Mixed Used designation. The Valley Center Community Planning Group has endorsed recommendations of its General Plan Update Subcommittee for more detailed and coordinated planning of our village areas for our new Community Plan. Valley Center's village areas have also been designated by SANDAG as Smart Growth Opportunity Areas, making these areas eligible for Smart Growth grants providing projects meet the Smart Growth criteria.

In addition to the conceptual plan for the Konyn property, Bill Lewis has been working with Wayne Hilbig and Steve and Kathleen Bell Flynn to design development plans for their South Village properties, and with all of these South Village property owners to help the community and the County study and design traffic calming solutions for Valley Center Road. The conceptual plan for the Konyn property is central to the whole Vision that is emerging for the South Village as a result of these inter-dependent development projects.

The Konyn family seeks community endorsement of their conceptual plan in order to attract a developer-buyer for their property who both understands and shares the community's Vision for the area, and is also capable of producing it.

Bill Lewis' presentation is multi-layered, comprehensive and detailed. Some presentation boards focus on the Konyn property; others include more area than the Konyn property. Some boards show conceptual treatments; others are elaborated to the level of a site plan. Some boards address solutions to an array of planning, land use and circulation issues that are crucial for the Konyn property, but also need to be considered in the larger context of overall Village planning.

In the GPU/South Village Subcommittee presentation of this plan I made the motion to endorse the concepts Bill presented. The motion was approved unanimously. Now that I have seen the presentation again, I realize that the presentation includes considerably more detail than a “conceptual plan” or a “master plan” – it’s more like a Site Plan.

I was focused on broad concepts rather than the many details that are shown that we didn’t have enough time to consider and discuss. I realize now that I need to be more specific about the aspects of this conceptual plan that I support, and aspects that, to me, need more work.

I favor endorsing a Vision and conceptual master plan for the entire South Village). Further, I also favor incorporating the conceptual Master Plan and Design Standards for this area into the Valley Center Community Plan. But, I think it would be premature to commit to the level of detail in this (or any) particular Site Design.

The VC Community Planning Group through its General Plan Update Subcommittee has invested hundreds of hours to write our new community plan. The community has also submitted several applications to SANDAG that provide background for the planning of this area. These texts both provide guidance in the preparation of development plans.

Concepts I Support

1. An integrated (aesthetics and function) solution to the whole complex of water issues: floodplain, storm water run-off, wastewater seasonal storage, wildlife corridor/sanctuary, confluence with the golf course. The creation of a lake with flood-able meadows and a wildlife/bird sanctuary is a strong and most desirable aspect of this plan.
2. Traffic circulation and management: dispersal of traffic onto secondary roads and the use of a complex of strategies to calm traffic and create “complete streets” that meet the needs of all users. These ideas, including the use of roundabouts at intersections, are strongly supported by the professional and lay literature and increasingly by local experience.
3. Creation of the South Village as an small town “destination” with its own distinct identity – NOT just another corridor for a County highway, littered with disconnected parking lots and unrelated buildings. But not just another faux and stratified “upscale” Disneyland either. I would hope that this town center area will reflect Valley Center’s authentic heritage and that we can hold onto our small town rural flavor, our informality and our diversity as we grow.

3. Predominant emphasis on LANDSCAPING: shaded, softened road edges, parking lots, trails, and so forth.

Areas of Concern:

1. Mass and scale of commercial buildings. Want human/pedestrian scale to buildings in this entire area. Larger buildings should be designed to appear as a cluster of smaller structures.

2. A separate but related issue is the large amount of commercial area in the South Village (280,000 SF among the Konyn, Bell and Berry properties, does not include the remainder of the South Village). VC's future population will not support commercial acreage in the new community plan according to the County study. How should this fact affect phasing of this and other projects? In other words, how do we create a "finished" product in phases that the market will support?

2. Discuss architectural treatments. Want to retain and build upon VC's historic flavor and sense of place, diversity of building types and the use of authentic architectural styles: a California Farm Village (not the sameness and uniformity of Westlake Village or Rancho Bernardo or Poway or even the village of Rancho Santa Fe).

3. Discuss more diversity of housing products and lot sizes. More discussion of target markets? (We worked hard to get VC's village areas designated as Rural Villages that qualify as SANDAG "Smart Growth Opportunity Areas." We need to discuss this project in the context of the larger area. Will the South Village still qualify as a SGOA? The Mixed Use designation includes a RANGE of residential densities. The upper limit of 30dus: ac is too dense for Valley Center's rural villages. But, what should South Village densities be and how should these neighborhoods be organized?

4. Discuss the pros and cons of a gated single-family neighborhood occupying the heart of the South Village and so much of the lake shore. Doesn't a gated neighborhood conflict with the concept of a lake-side public "destination"? Perhaps we should think about more-public "village-like" neighborhoods (eg. small diverse clusters of live-work, apartment, duplex, patio homes with small areas of private outdoor space and larger areas of public outdoor space?) These could be designed to look like larger residences.

Perhaps more public facilities and amenities in the village core, (eg. a running trail that everyone can use?)

5. Discuss how the Konyn property relates and responds to other South Village commercial and residential properties? (eg. Berry? Bell?) We should not endorse one piece of a plan for the S. Village. All parts need to work together.

6. Maybe conceptual plan needs to include entire South Village? How do we get this done?

Recommendations:

1. Work with DPLU Advance Planning to determine the form and content of a Master Plan for the South Village that will best meet the objectives of the Konyn family and the VC community.

2. Discuss and resolve concerns so that we can endorse Vision and concepts for the entire South Village *at the Master Plan Level*.

3. Conceptual graphics should use soft-edge development bubbles to locate the central concepts (lake, wildlife sanctuary and meadows), the general organization of land uses (commercial, office-professional and residential products, and linkages (primary circulation plan). Accompanying text should further elaborate the Vision, central concepts and design parameters.

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Robson Splane, IDSA

Thank you for your preview of the Konyn Dairy Project this past Tuesday, July 12th. Per our discussion, please find below my feed-back concerning the preliminary concepts you shared with us. I'm sensitive that the concepts were preliminary, however I found the ideation and research very sound and complete.

The traffic impact study I found compelling in support of your extension of Woods Valley Rd., the inclusion of the three roundabouts. (I liked the water feature included in the island of one of these.) The noise abatement berms bordering the roads also made sense in terms of lowering traffic noise as well as safety, privacy and reducing any "visual clutter". (However, I should like to see several accurate renderings (from several eye levels) to obtain a feeling as to how they would visually impact the south village. I would also like a sense of how the berms would be landscaped and maintained. (Maintained by whom?)

The layout of the dairy is great. The lake makes sense both practically (i.e. low water table and need for storage of storm waters) and aesthetically. It logically continues the Creek, green belt and trail from the golf course. It visually breaks up the topography and provides a sense of "place" as you enter Valley Center. The excuse to place the homes across the lake to west is a win-win for both residents and motorists. (I like your lower density of homes and the fact that there are no apartment buildings!) The lake also serves as a natural "draw" for the town square and shops, which border its south shore.

Architecturally, I found the business complex pleasing and appropriate. My only reservations are as follows. First, as to the market... I enjoyed the low eves, but I would like to see the architecture visually *broken up* into smaller spaces. (Not a Tuscan village) I understand the two large triangular facades are only conceptual, but to me features like these create what I call

“stucco deserts”. I also believe any such details might be overwhelming and almost mark the architecture with a kind of “visual date stamp” i.e. “I was designed in 2011.” Like the north village, I hope the south village has the feel of a village which grew up over 40 or 50 years. Because of this I am also wary of tying all of the south village architecture together with matching materials and colors. I understand you are planning for variations in styles, but I would also push for more variation in materials, colors and details. We’ve been so successful in avoiding any “cookie cutter” or “planned community” look in the north village I would like to see it extended to the south, and I can see from the quality of your office’s work that your architects are clearly capable of pulling this off.

Sincerely,
Robson L. Splane Jr. IDSA
President, Splane Design Associates, Inc.

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Keith Robertson

Bill’s presentation impressed me in several positive ways. First of all, the current traffic situation in the South Village dismisses any semblance of a village at all. This problem exists primarily because of the speed of traffic on VC Road and that the road is simply a mechanism to get to somewhere else. Bill’s plan to create roundabouts will slow the traffic dramatically and increase safety as well as awareness of the SV environment. By creating an extension of Woods Valley Road, more options are created for circulation through the village helping to define a community and establish a destination environment. The roundabout at Mirar De Valle becomes the crossroads of town as the Konyn property will develop into the new “village”.

Bill’s lake concept is fantastic. Not only does it extend the green belt of the Woods Valley golf course through the South Village, it also acts as a unique element that begins to define the South Village with its own identity; something which is sadly missing in both VC villages. Bill’s plan to create a mix of both commercial and residential uses will enable residents to shop and stay locally which further defines a sense of place in a community.

I heartily endorse these conceptual aspects of the plan presented on Tuesday.

Regards,
Keith Robertson

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Susan Moore

I appreciated the time and effort that Bill Lewis put into the presentation. The overall concept was well thought out and had some wonderful uses and designs of the space. I also have some areas of concern.

The things I support:

- **Circulation**
 - The use of roundabouts to reduced speed along Valley Center and adjacent roads.
 - The continuation of Woods Valley Rd. being a welcome addition to the entire community, not just a destination road.
- **The lake**
 - The concept of a lake is natural for the high water table and adding more wildlife habitat which speaks to my heart and is a wonderful addition to the community. It is beneficial that there will be no 'lake recreational activity', which would, in my opinion lessen the whole effect. Examples of poor lake designs are Lake San Marcos, and Lake Forest. I'm thrilled it is not an image of those.
 - The idea of having a portion of the lake be for wildlife, not humans.
- **The landscaping**
 - The amount of landscaping.
 - The use of Arbors and other elements to add some nice design and interest.
 - The layout of parking lot trees to alleviate heat islands, provide shade for parking and aesthetically pleasing. This is a new concept for scientifically healthier trees that Landscape Architects tend to disregard.

Areas of Concern:

- **Commercial space**
 - The commercial portion seems way too large in scale to me. Seems like Valley Center is going to have a huge amount of commercial area, which is out of scale to the residential area which is the support. Will that create lack of support and empty commercial buildings?
 - We are only seeing a concept of this one piece of property. How will this fit in with the Bell property (that is also commercial and talk of a market going in). I would like to see a concept of the entire South Village to see the congruency of the other properties involved. It would be disappointing to have the South Village end up to be piece meal, with no flow.
 - I have concerns over the scale and design of the buildings. They seem very contemporary for the 'look' we are working on in the rest of the community. The scale of the market seems way larger than I would like, especially on Valley Center Road. I am partial to the 'old farm village' diversified architecture, and would love to see something more on that line. There was

no conceptual on the housing architecture, and once again, I would like to see something more congruent with the North Village type of scale and architecture. I am not partial to the 'white stucco and red tile roof' look that I see everywhere, so is no longer unique, but common place, and cookie cutter. I see the South Village 'being its own entity'; I am just partial to more of a unique look. I didn't think the store we saw the conceptual on, was any different than any other store being built these days anywhere.

- **The lake:**

- The logistical part of the lake is a concern to me. Because of the storm water run-off pollution, the County is asking that all run-off be kept on site. In my business, that means sumps and bio-swales for irrigation run-off as well as excess storm water. A concept of a clear blue lake with nesting birds is great. However, dealing with homeowners on a lake where run-off is drained into, maybe something entirely different. Single family dwelling run-off contains fertilizer, pesticide and herbicide run-off also. Typically, homeowners are notorious for overusing fertilizer, weed killers and insecticides in their home and their landscape, which creates much more toxic run-off. The result is an unpleasant body of water filled with chemicals, with no birds nesting there. I am not in favor of the housing directly on the lake. If housing **MUST** be on the lake, I suggest looking into circulating the run-off to the storage basins or bio-swales, that would be planted with appropriate grasses to filter the water before it dumps into the lake. This would help create something natural, not foamy grey water and no wildlife.
- With that said, I would prefer the open area or smaller commercial area around the lake as opposed to housing. It would be nice to walk around most of the lake, and have it more for open meeting areas for the community instead of limited to the housing. Maybe there would be a way to tie something into the existing trail along VC Road.
- How will the 'wildlife' portion of the lake be controlled to not be accessible to humans? My concern is with the housing on the lake, I would imagine that children would be naturally drawn to that area, especially if it is designated as inaccessible. Having a teenage boy, this seems most natural for kids and with the current design of housing on the lake, unavoidable. This will not create a wildlife sanctuary.

- **Landscaping:**

- The orange grove surrounding the property. I love citrus trees. The smell of the blossoms is one of the things that drew me to Valley Center. My concern is the maintenance and managing of this grove. Since I have been involved in writing tree management programs, it could be a commodity for the

community to help pay for the cost of the trees with the right plan. However, it will not be an asset if there is no management plan for the maintenance of the grove and fruit. It concerns me as an Arborist, seeing the insects that are now in our area we have never experienced. When we have another quarantine on citrus and cannot move fruit, where would this fruit go? Or worse, if the trees and fruit are no longer viable due to a disease transmitted by the insect. (with the Asian Citrus Psyllid, infected trees had to be burned).

- Whole species (like oleander) being wiped out by a single insect carrying a disease. In my experience, it is always better to have a diversified 'forest' or as opposed to a monoculture. With a diversified landscape, if an insect destroys one species, we have other species to fill the void. If we only have a monoculture, we have nothing but diseased and dead trees. We would have to start all over after removing/destroying those trees. This is a huge amount of cost and planning. Who is responsible for this? Plus aesthetically, there is also the loss of a complete screen around a development and all the great things the trees naturally provide.
- It seems unreasonable to expect a newly planted grove to hide this development in less than 7-10 years with the size citrus trees that are available. I would ask that the surrounding landscaped area be redesigned with a variety of trees. If a citrus grove is desired, find a separate place for it or use it in addition to other trees.

Jeff Herr

Looking at the overall concept of the Konyn's project has merit. The roundabouts, lake, shopping, and proposed road extensions are great charrette studies for the area and community striving to achieve a central identity. I agree with everyone on what we want and what we don't want.

The lake is a great idea. Water is a focal point. So why not use it. We can look at it, but we can not play with it. Houses are going to back up on it. We need to use "Konyns Lake" for recreational use also. Little sail boats, kayaks, etc. Float a big project screen out there and show movies.... Multi use the facility. Having it as a holding basin is a great idea, but having a gift of this nature should be used and having a lake in the central part of the community is a focal point.

The housing colors should be random. Yes, we can have a palette for which to draw from, but to have all the houses the same color and the roof shade is Rancho Bernardo. Not what I would look for. I see more of a board and bat design. Houses are small and close together. Have them look the part of a small town. My opinion.